008.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,055,400 / 1,055,400
					USE VALUE:	1,055,400 / 1,055,400
					ASSESSED:	1,055,400 / 1,055,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARONSON STEVEN C--ETAL
Owner 2:	MC CLANAHAN CARLENE A
Owner 3:	
Street 1:	70 FREEMAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3151 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4300.000	611,100	5,100	439,200	1,055,400
Total Card	0.099	611,100	5,100	439,200	1,055,400
Total Parcel	0.099	611,100	5,100	439,200	1,055,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.99 /Parcel: 334.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7487

GIS Ref

GIS Ref

Insp Date 10/27/17

!804!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 008.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	611,100	5100	4,300.	439,200	1,055,400		Year end	12/23/2021
2021	104	FV	583,500	5100	4,300.	439,200	1,027,800		Year End Roll	12/10/2020
2020	104	FV	583,700	5100	4,300.	439,200	1,028,000	1,028,000	Year End Roll	12/18/2019
2019	104	FV	434,900	5100	4,300.	466,600	906,600	906,600	Year End Roll	1/3/2019
2018	104	FV	434,900	5100	4,300.	340,400	780,400	780,400	Year End Roll	12/20/2017
2017	104	FV	408,400	5100	4,300.	296,500	710,000	710,000	Year End Roll	1/3/2017
2016	104	FV	408,400	5100	4,300.	252,500	666,000	666,000	Year End	1/4/2016
2015	104	FV	364,800	5100	4,300.	247,000	616,900	616,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:02:46

LAST REV

Date	Time
01/18/18	11:30:49
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 804

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20781-191		9/1/1990		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	7487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2001	604	Redo Kit	15,000	C				REM KIT WINDOWS SK
5/18/1999	310	Addition	28,000	C				12X20 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	Inspected	PH	Patrick H
10/21/2017	MEAS&NOTICE	HS	Hanne S
4/3/2009	Meas/Inspect	189	PATRIOT
10/29/1999	Inspected	264	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	

Total AC/HA:	0.09871	Total SF/SM:	4300	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	439,199	Spl Credit		Total:	439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98328042
Const Adj.:	0.98000199
Adj $ / SQ:	173.451
Other Features:	125000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	750716
Depreciation:	139633
Depreciated Total:	611082

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 5 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	5	2	
Totals			
2	13	5	

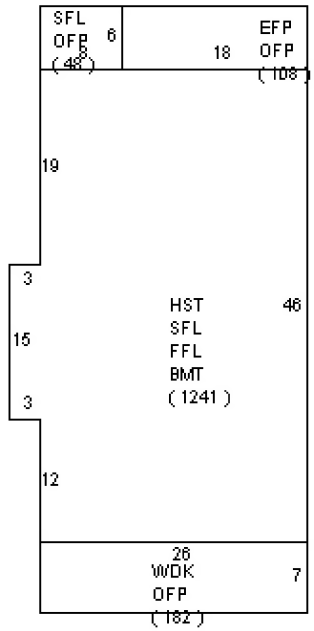
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	173.45
Special Features:	0	Val/Su Net:	121.73
Final Total:	611100	Val/Su SzAd	193.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,289	173.450	223,578
BMT	Basement	1,241	52.040	64,576
FFL	First Floor	1,241	173.450	215,253
HST	Half Story	621	173.450	107,626
OFP	Open Porch	338	20.950	7,082
WDK	Deck	182	11.260	2,050
EFP	Enclos Porch	108	51.380	5,550
	Net Sketched Area:	5,020	Total:	625,715
Size Ad	3150.5	Gross Area	5640	FinArea 3151

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100